



# CAMBRIDGE HISTORICAL COMMISSION

831 Massachusetts Avenue, 2<sup>nd</sup> Fl., Cambridge, Massachusetts 02139  
Telephone: 617 349 4683 TTY: 617 349 6112  
E-mail: histcomm@cambridgema.gov URL: www.cambridgema.gov/Historic

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FEB 11 2020

CAMBRIDGE HISTORICAL COMMISSION

## APPLICATION FOR CERTIFICATE

- The undersigned hereby applies to the Cambridge Historical Commission for a Certificate of (check one box):  Appropriateness,  Nonapplicability, or  Hardship, in accordance with Chapter 40C of the Massachusetts General Laws and/or Chapter 2.78 of the Municipal Code.
- Address of property: 66 Hurley Street, Cambridge, Massachusetts
- Describe the proposed alteration(s), construction or demolition in the space provided below:  
(An additional page can be attached, if necessary).

The proposed project will include a complete renovation of exterior finishes of the existing 3 family structure. Restoration will include foundation repair/repointing, new stoop, new siding, replacement and reconfiguration of windows and doors, and replacement of architectural trim. The proposal also includes a stair headhouse and deck on the main building and roof deck on existing two car garage. See attached drawings dated February 11, 2020.

I certify that the information contained herein is true and accurate to the best of my knowledge and belief.  
The undersigned also attests that he/she has read the statements printed on the reverse.

Name of Property Owner of Record: 66 Hurley Street LLC

Mailing Address: PO BOX 381092 Cambridge, MA 02238

Telephone/Fax: (617) 306-1336 E-mail: laurenharder@gmail.com

⇒ Signature of Property Owner of Record: *Lauren Harder*  
(Required field; the application will not be considered complete without the property owner's signature)

Name of proponent, if not record owner: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Telephone/Fax: \_\_\_\_\_ E-mail: markboyeswatson@gmail.com

(for office use only):

Date Application Received: 2/11/2020 Case Number: 4280 Hearing Date: 3/5/2020

Type of Certificate Issued: \_\_\_\_\_ Date Issued: \_\_\_\_\_

BZA APPLICATION FORM

DIMENSIONAL INFORMATION

APPLICANT: 66 Hurley Street LLC PRESENT USE/OCCUPANCY: Multifamily

LOCATION: 66 Hurley Street ZONE: C-1

PHONE: (617) 306-1336 REQUESTED USE/OCCUPANCY: Multifamily

	<u>EXISTING</u> <u>CONDITIONS</u>	<u>REQUESTED</u> <u>CONDITIONS</u>	<u>ORDINANCE</u> <u>REQUIREMENTS</u> <sup>1</sup>	
TOTAL GROSS FLOOR AREA:	<u>2,363</u>	<u>3,427</u>	<u>1,072.5</u>	(max.)
LOT AREA:	<u>1,430</u>		<u>5,000</u>	(min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA: <sup>2</sup>	<u>1.65</u>	<u>2.4</u>	<u>.75</u>	(max.)
LOT AREA FOR EACH DWELLING UNIT:	<u>797</u>	<u>1,071</u>	<u>1,500</u>	(min.)
SIZE OF LOT:				
WIDTH	<u>22.00'</u>		<u>50.00'</u>	(min.)
DEPTH	<u>65.00'</u>			
Setbacks in Feet:				
FRONT	<u>0</u>	<u>UNCHANGED</u>	<u>10'</u>	(min.)
REAR	<u>2'</u>	<u>UNCHANGED</u>	<u>7' 6"</u>	(min.)
LEFT SIDE	<u>1'</u>	<u>UNCHANGED</u>	<u>10'</u>	(min.)
RIGHT SIDE	<u>0</u>	<u>UNCHANGED</u>	<u>7' 6"</u>	(min.)
SIZE OF BLDG.:				
HEIGHT	<u>30' 9"</u>	<u>38' 2"</u>	<u>35'</u>	(max.)
LENGTH				
WIDTH				
RATIO OF USABLE OPEN SPACE TO LOT AREA: <sup>3</sup>	<u>0</u>	<u>UNCHANGED</u>		(min.)
NO. OF DWELLING UNITS:	<u>3</u>	<u>UNCHANGED</u>		(max.)
NO. OF PARKING SPACES:	<u>2</u>	<u>UNCHANGED</u>		(min./max)
NO. OF LOADING AREAS:	<u>0</u>	<u>UNCHANGED</u>		(min.)
DISTANCE TO NEAREST BLDG. ON SAME LOT:	<u>4' 9"</u>	<u>UNCHANGED</u>		(min.)

Describe where applicable, other occupancies on same lot, the size of adjacent buildings on same lot, and type of construction proposed, e.g.; wood frame, concrete, brick, steel, etc.

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1. SEE CAMBRIDGE ZONING ORDINANCE ARTICLE 5.000, SECTION 5.30 (DISTRICT OF DIMENSIONAL REGULATIONS).
2. TOTAL GROSS FLOOR AREA (INCLUDING BASEMENT 7'-0" IN HEIGHT AND ATTIC AREAS GREATER THAN 5') DIVIDED BY LOT AREA.
3. OPEN SPACE SHALL NOT INCLUDE PARKING AREAS, WALKWAYS OR DRIVEWAYS AND SHALL HAVE A MINIMUM DIMENSION OF 15'.

client  
66 HURLEY LLC

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CAMBRIDGE HISTORICAL COMMISSION

# 66 HURLEY STREET HISTORIC APPLICATION

SHEET LIST HISTORIC APPLICATION	
Sheet Name	Sheet Number

COVER SHEET	A 001
ASSESSORS PLOT PLAN	A 002
EXISTING PLANS	A 101
EXISTING PLANS	A 102
PROPOSED PLANS	A 103
PROPOSED PLANS	A 104
EXISTING ELEVATIONS	A 201
EXISTING ELEVATIONS	A 202
PROPOSED ELEVATIONS	A 203
PROPOSED ELEVATIONS	A 204

title  
COVER SHEET

project  
66 HURLEY ST

BOYES-WATSON ARCHITECTS



thirty bow street  
somerville, ma  
02143  
architects@boyeswatson.com  
phone: (617) 629.8200  
fax: (617) 629.8201

job number  
000

scale

date issued  
02/11/2020

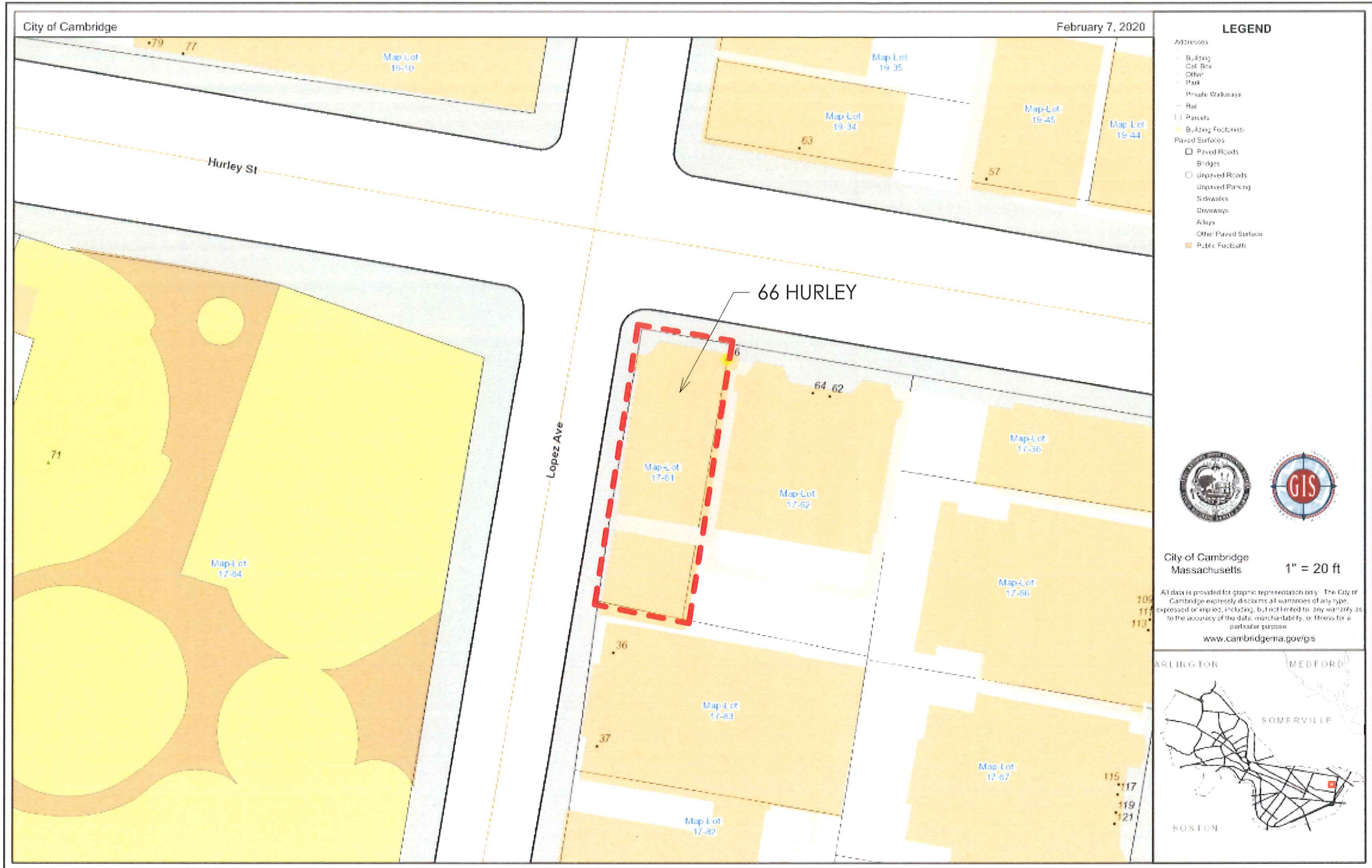
HISTORIC  
APPLICATION

sheet no.  
A 001

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client  
66 HURLEY LLC



title  
**ASSESSORS PLOT PLAN**

project  
**66 HURLEY ST**

**BOYES-WATSON ARCHITECTS**

thirty bow street  
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job number  
**000**

scale

date issued  
**02/11/2020**

**HISTORIC APPLICATION**

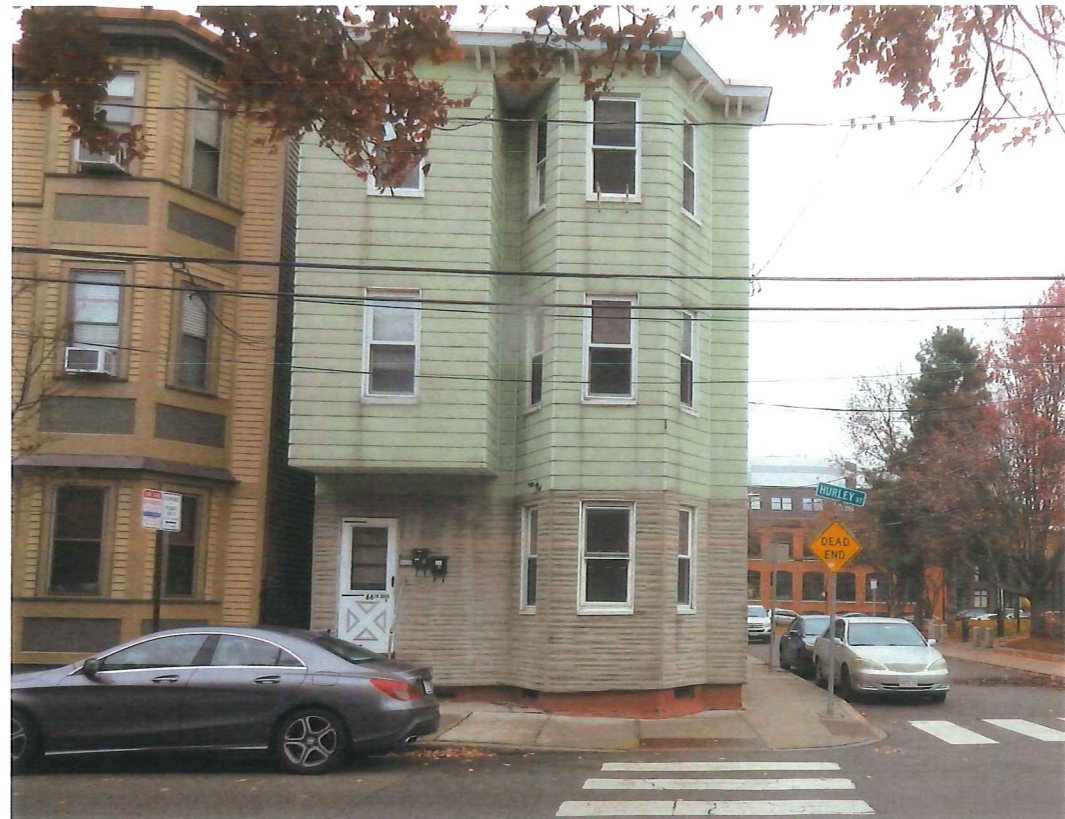
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**A 002**

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client  
66 HURLEY LLC



VIEW NORTH FROM HURLEY STREET



VIEW SOUTHWEST FROM LOPEZ AVENUE



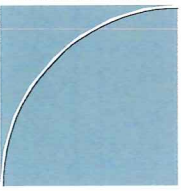
VIEW SOUTHWEST FROM LOPEZ AVENUE



VIEW EAST FROM HURLEY STREET

title  
CONTEXT PHOTOS

project  
66 HURLEY ST

BOYES-  
WATSON  
ARCHITECTS  
  
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job number  
000

scale

date issued  
02/11/2020

HISTORIC  
APPLICATION

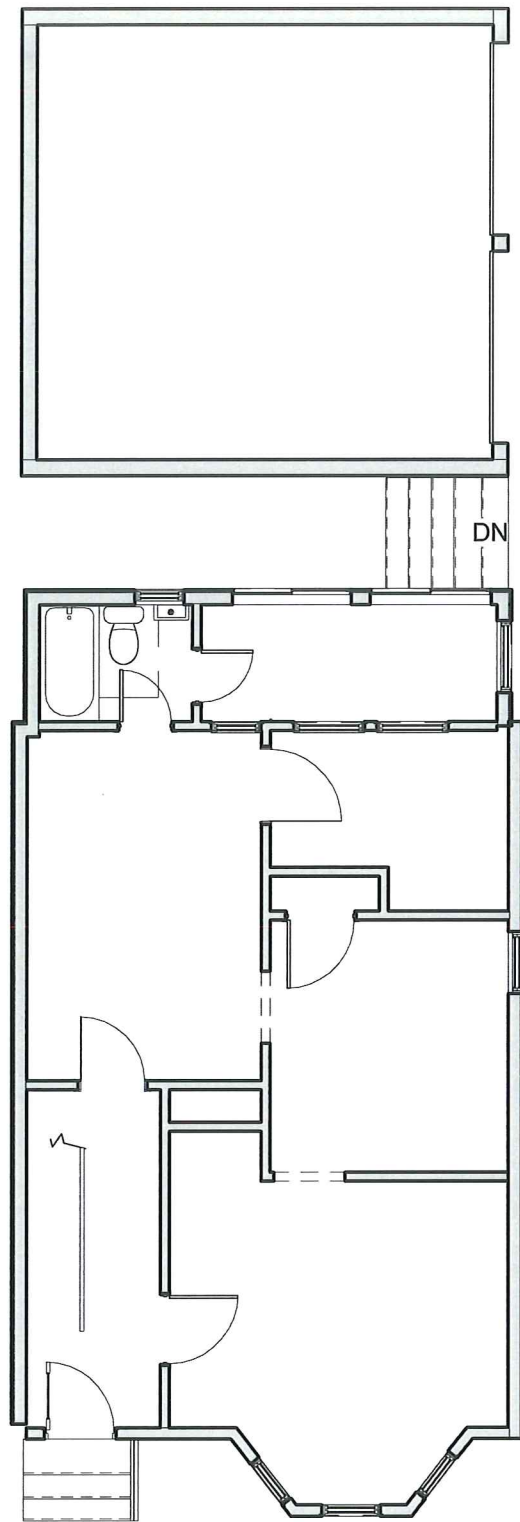
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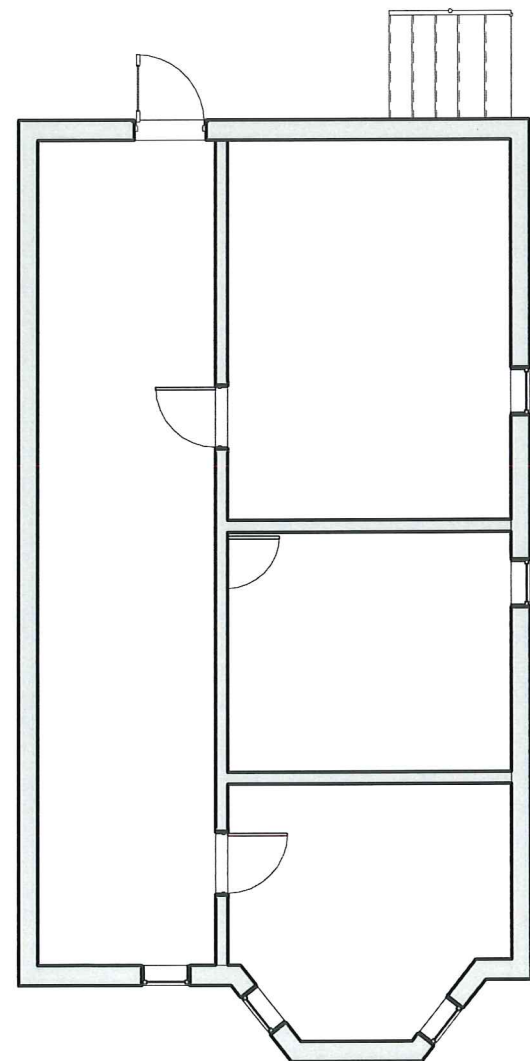
client  
66 HURLEY LLC

title  
**EXISTING PLANS**

project  
**66 HURLEY ST**



② 1ST FLOOR - EXISTING



① BASEMENT - EXISTING

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job number  
000

scale  
1/8" = 1'-0"

date issued  
02/11/2020

**HISTORIC APPLICATION**

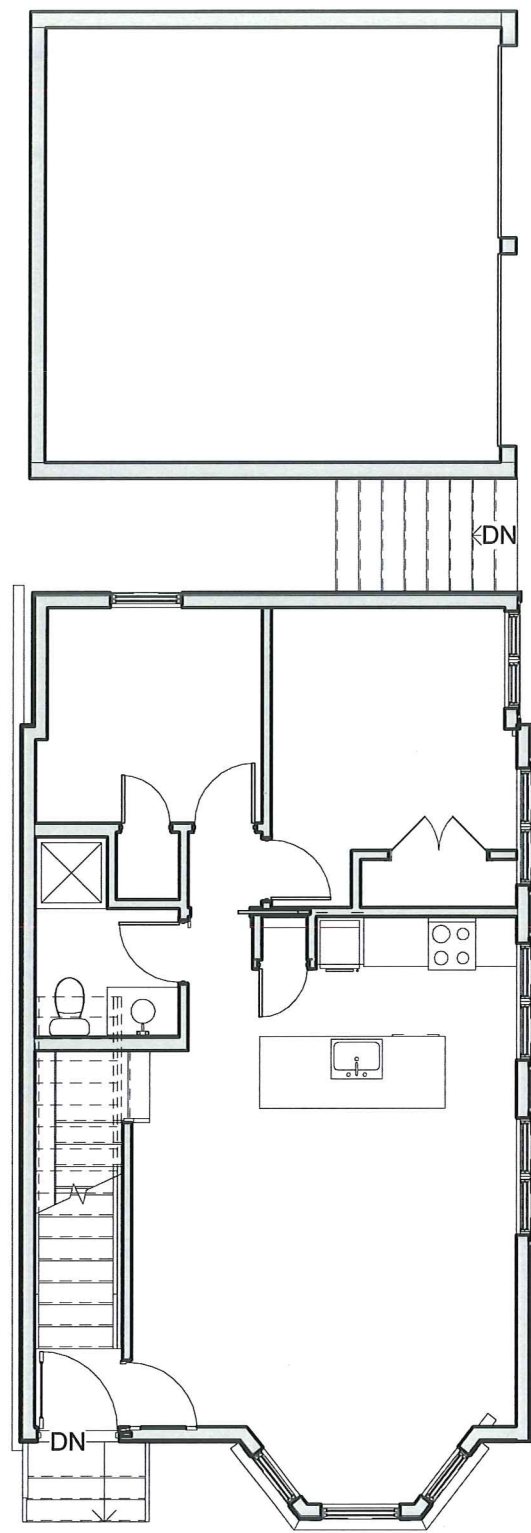
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**A 101**

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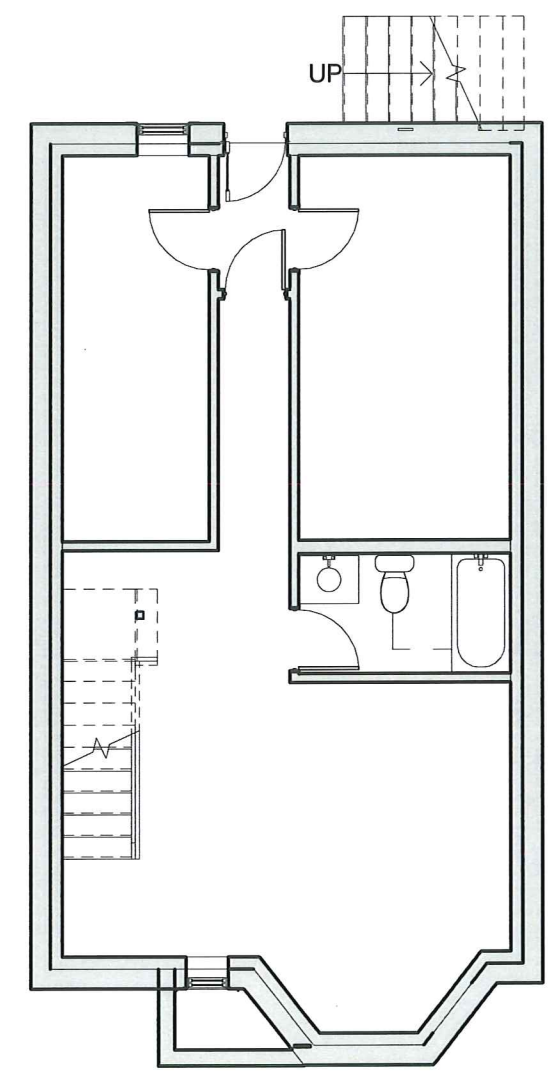
client  
66 HURLEY LLC

title  
**PROPOSED PLANS**

project  
**66 HURLEY ST**

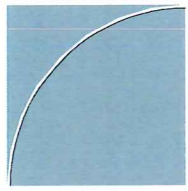


2 1ST FLOOR - PROPOSED



1 BASEMENT - PROPOSED

**BOYES-WATSON ARCHITECTS**



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**HISTORIC APPLICATION**

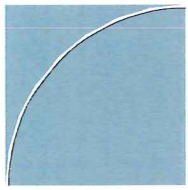
sheet no.  
**A 103**

24 FEBRUARY 2020 11:00 AM

client  
66 HURLEY LLC

title  
**EXISTING ELEVATIONS**

project  
**66 HURLEY ST**

**BOYES-WATSON ARCHITECTS**  
  
thirty bow street  
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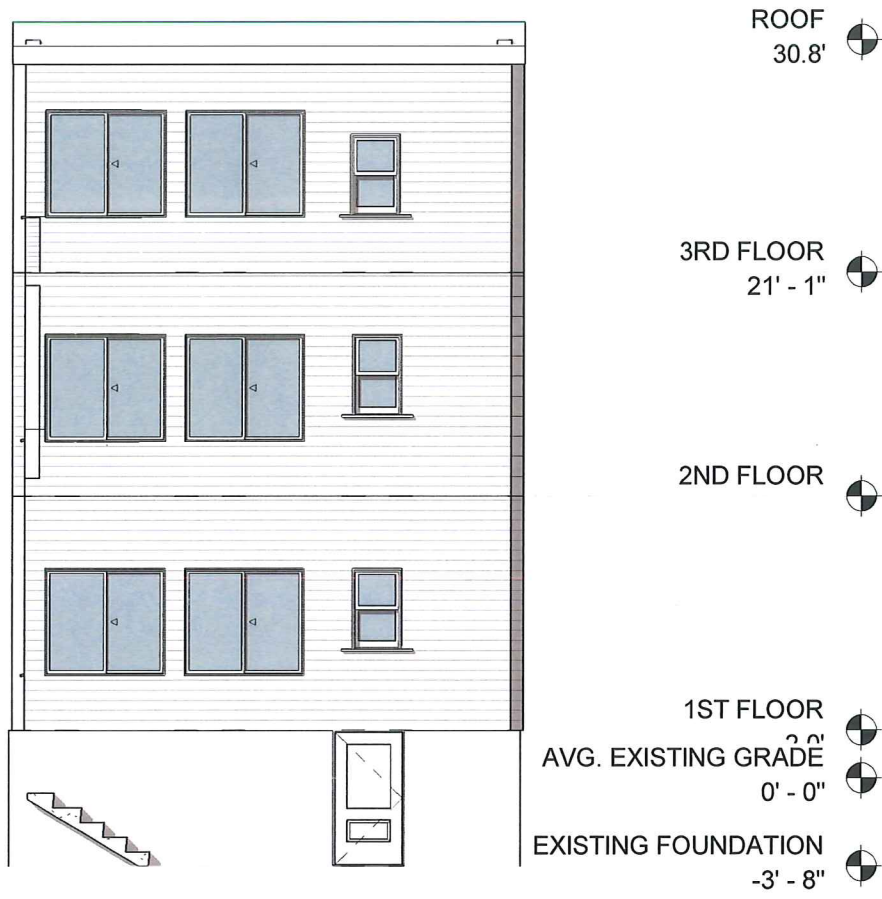
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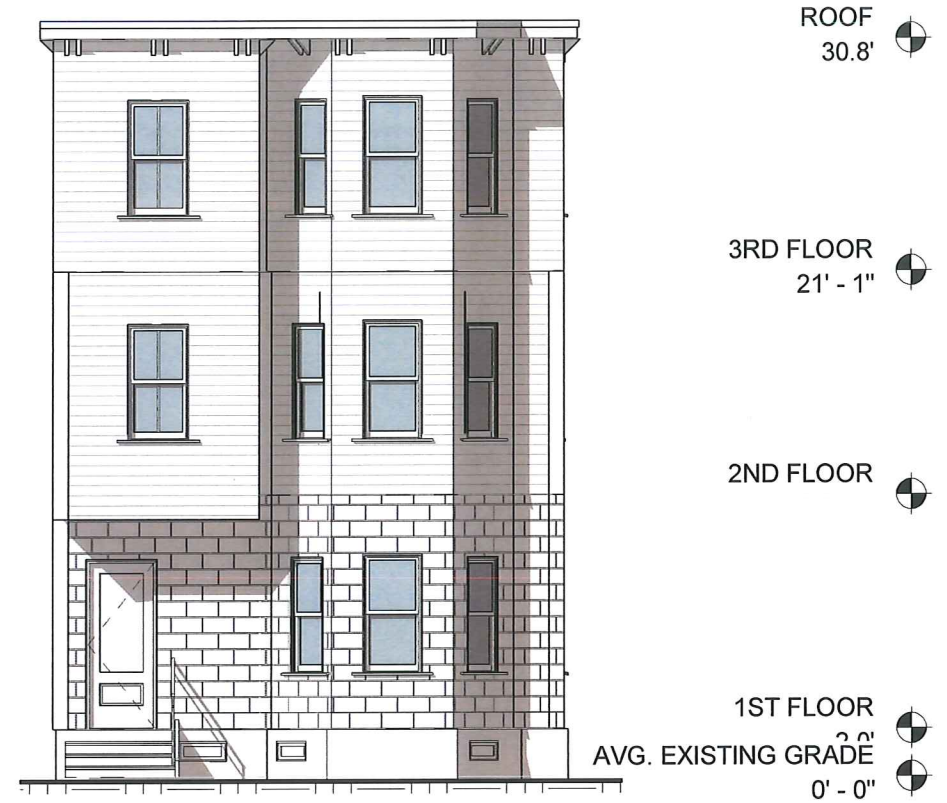
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02/11/2020

**HISTORIC APPLICATION**

sheet no.  
**A 201**



2 EXISTING SIDE - RIGHT ELEV.



1 EXISTING FRONT - HURLEY STREET ELEV.

DATE PLOTTED: 02/11/2020 10:00:00 AM



client  
66 HURLEY LLC

title  
**EXISTING ELEVATIONS**

project  
**66 HURLEY ST**

**BOYES-  
WATSON  
ARCHITECTS**  
  
thirty bow street  
somerville, ma  
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job number  
**000**

scale  
**1/8" = 1'-0"**

date issued  
**02/11/2020**

**HISTORIC  
APPLICATION**

sheet no.  
**A 202**

ROOF  
30.8'

3RD FLOOR  
21' - 1"

2ND FLOOR

1ST FLOOR  
AVG. EXISTING GRADE  
0' - 0"

ROOF  
30.8'

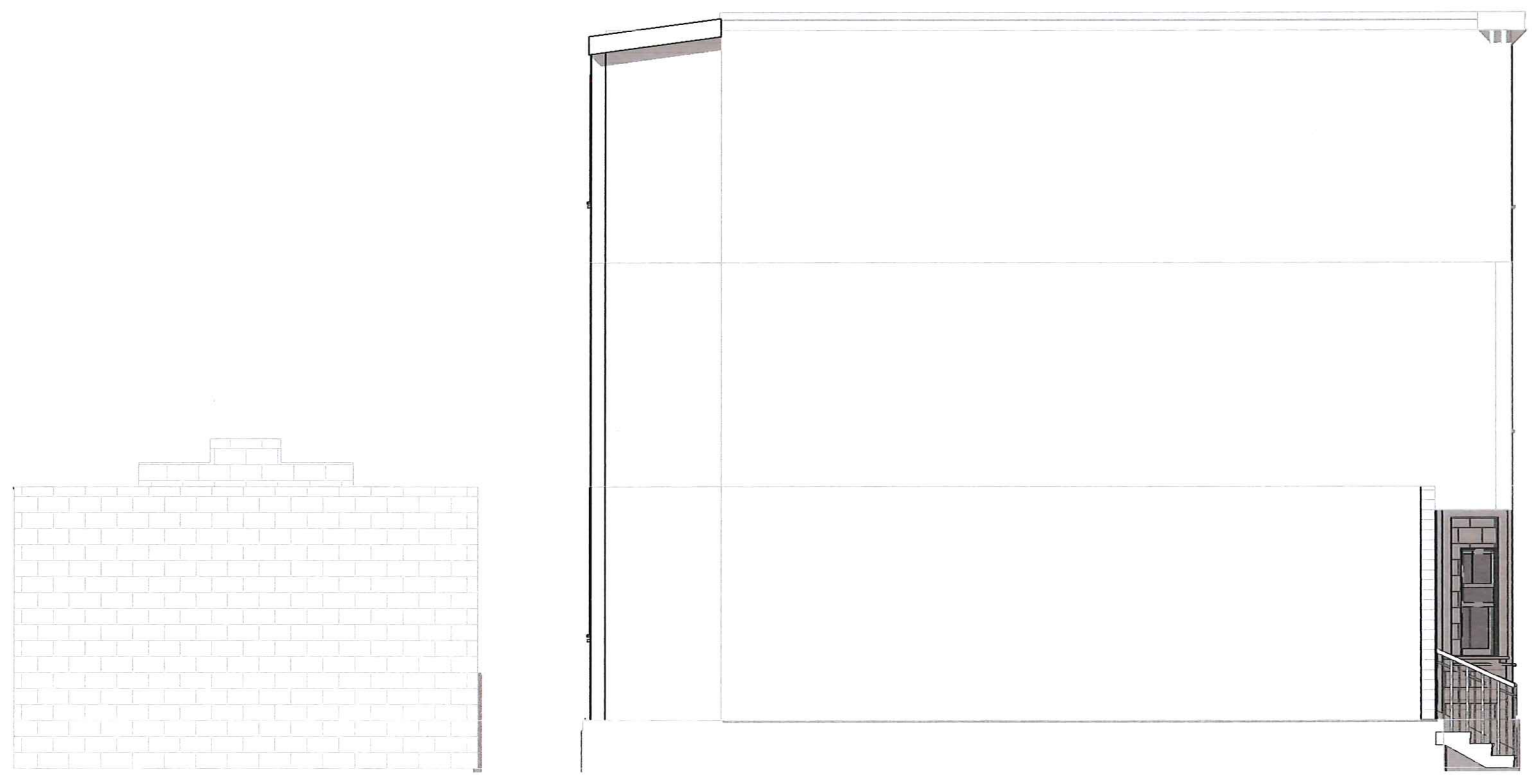
3RD FLOOR  
21' - 1"

2ND FLOOR

1ST FLOOR  
AVG. EXISTING GRADE  
0' - 0"



**2** EXISTING FRONT - LOPEZ AVE ELEV.

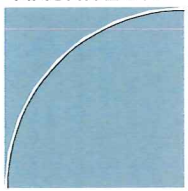


**1** EXISTING SIDE- LEFT ELEV.

DATE PLOTTED: 02/11/2020 10:00:00 AM

client  
66 HURLEY LLC

title  
**PROPOSED ELEVATIONS**  
project  
**66 HURLEY ST**

BOYES-WATSON ARCHITECTS  
  
 thirty bow street  
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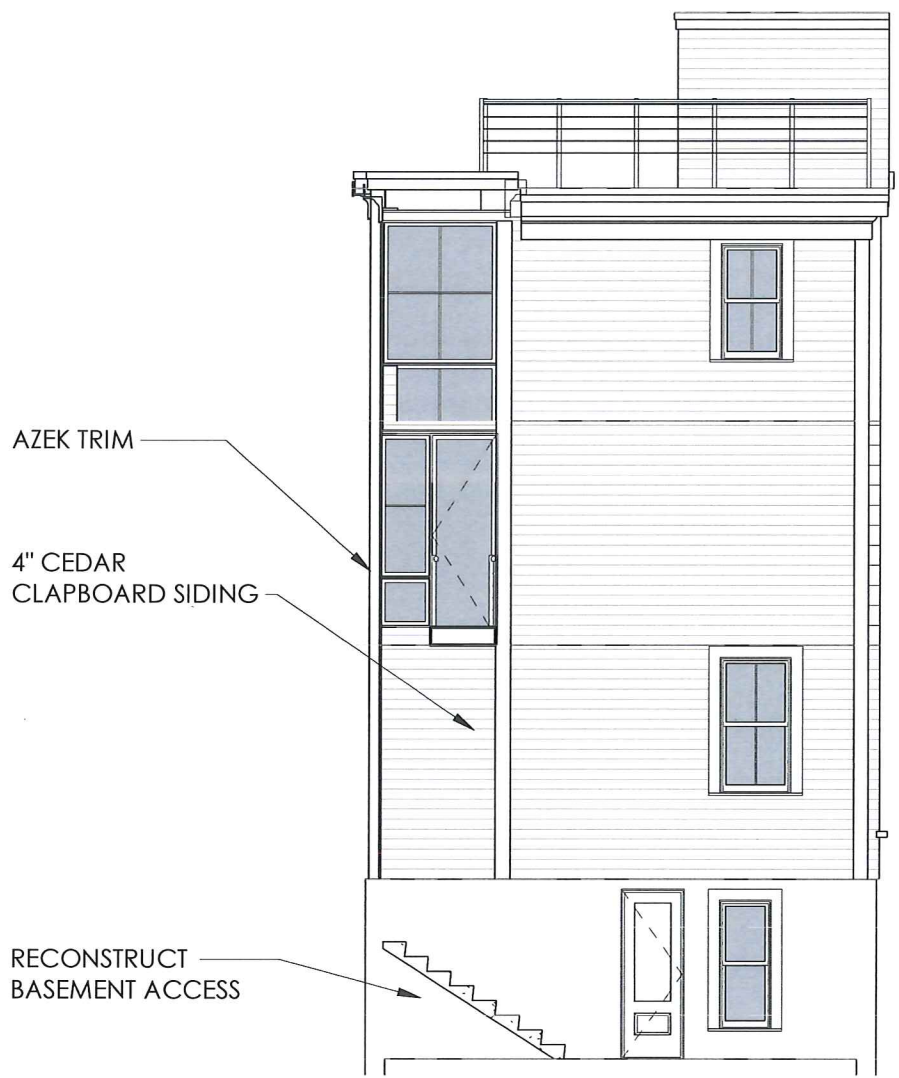
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scale  
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date issued  
02/11/2020

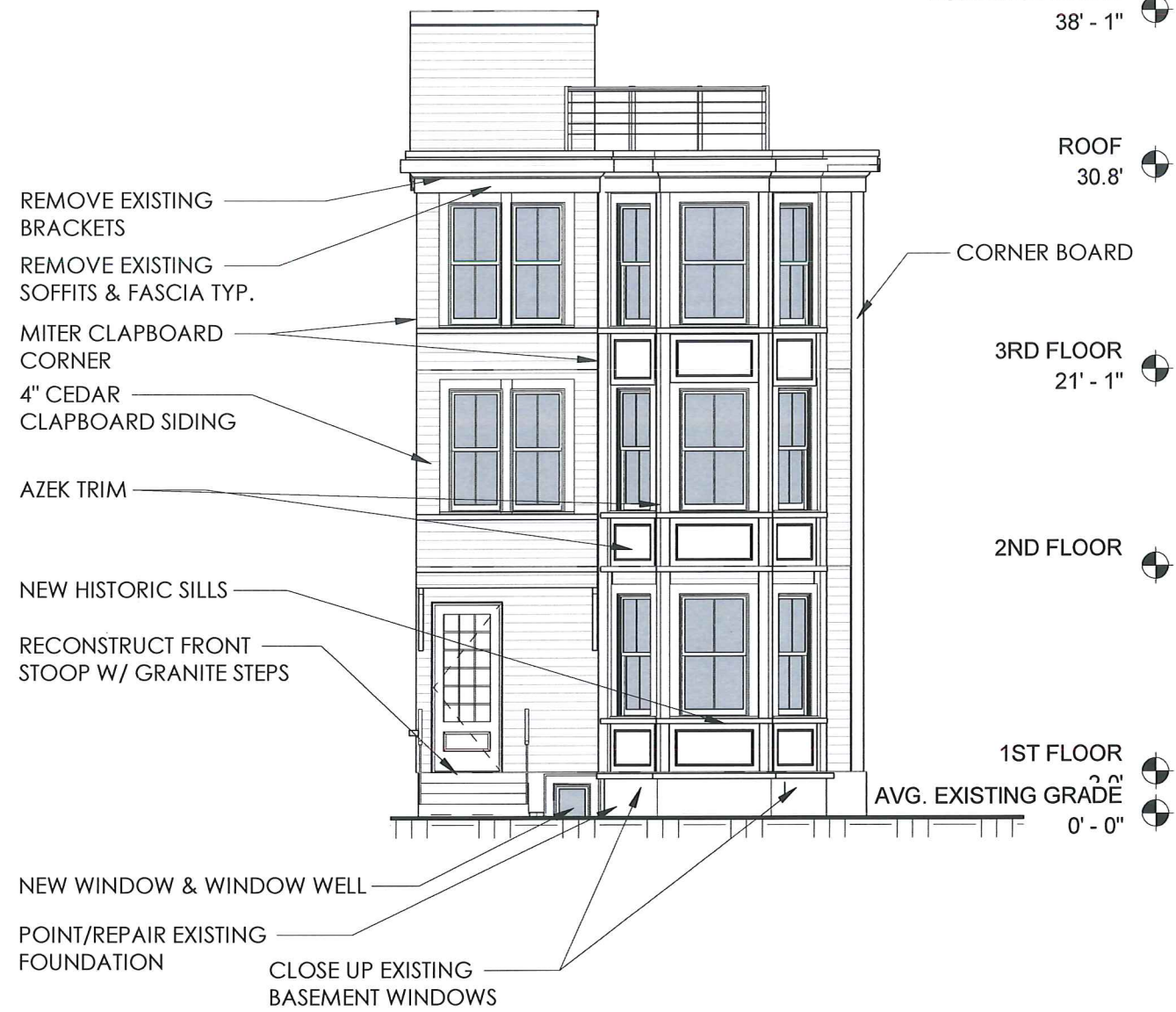
**HISTORIC APPLICATION**







sheet no.  
**A 203**



BUILDING HEIGHT 38' - 1"   
 ROOF 30.8'   
 3RD FLOOR 21' - 1"   
 2ND FLOOR   
 1ST FLOOR   
 AVG. EXISTING GRADE 0' - 0"   
 EXISTING FOUNDATION BASE: 3' - 8"   
 -5' - 6" 

**2** PROPOSED SIDE- RIGHT ELEV.



BUILDING HEIGHT 38' - 1"   
 ROOF 30.8'   
 3RD FLOOR 21' - 1"   
 2ND FLOOR   
 1ST FLOOR   
 AVG. EXISTING GRADE 0' - 0"   
 CORNER BOARD  
 REMOVE EXISTING BRACKETS  
 REMOVE EXISTING SOFFITS & FASCIA TYP.  
 MITER CLAPBOARD CORNER  
 4" CEDAR CLAPBOARD SIDING  
 AZEK TRIM  
 NEW HISTORIC SILLS  
 RECONSTRUCT FRONT STOOP W/ GRANITE STEPS  
 NEW WINDOW & WINDOW WELL  
 POINT/REPAIR EXISTING FOUNDATION  
 CLOSE UP EXISTING BASEMENT WINDOWS

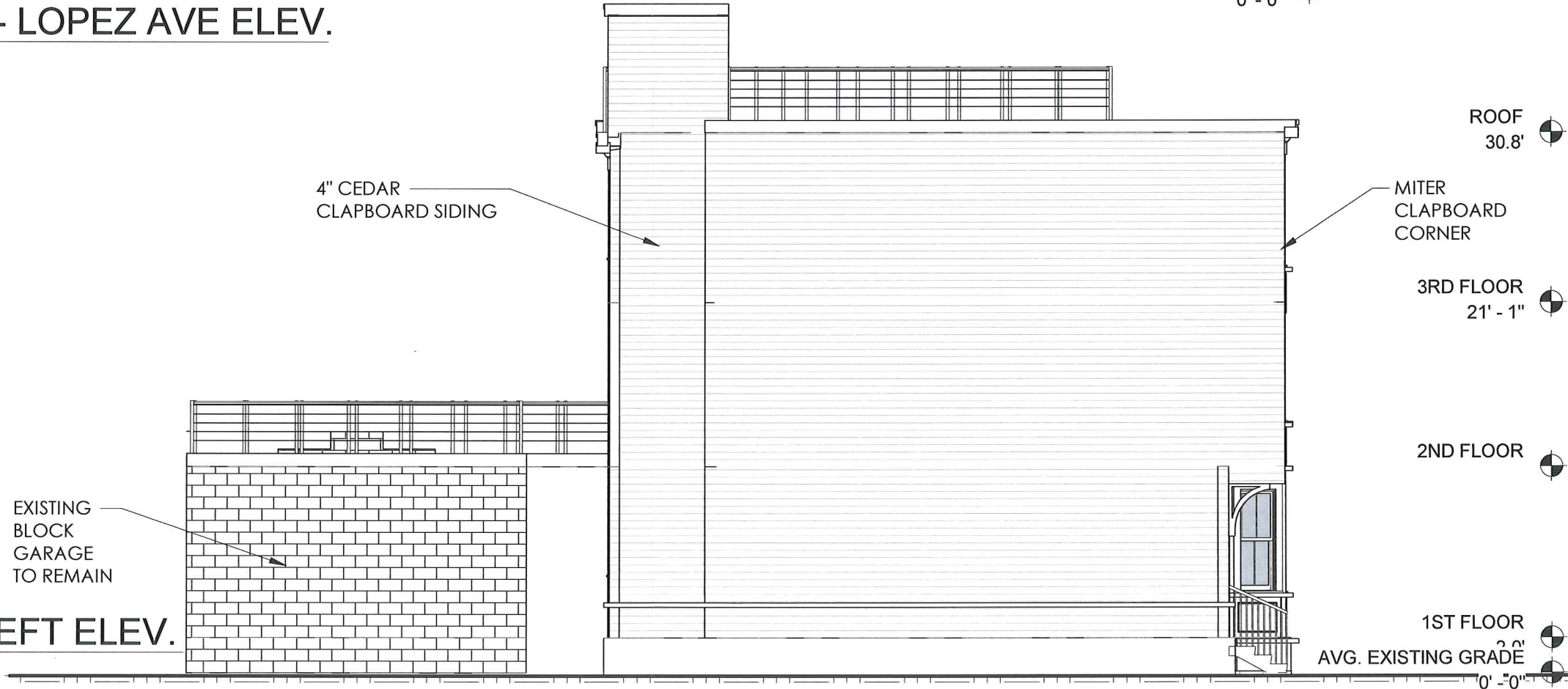
**1** PROPOSED FRONT ELEV.

DATE PLOTTED: 02/11/2020 10:00:00 AM





2 PROPOSED FRONT - LOPEZ AVE ELEV.



1 PROPOSED SIDE - LEFT ELEV.

client  
66 HURLEY LLC

title  
**PROPOSED ELEVATIONS**  
project  
**66 HURLEY ST**

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**HISTORIC APPLICATION**

sheet no.  
**A 204**

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